
Site Address:	10 Waterside Gardens, Waterlooville, PO7 5SY		
Proposal:	Rear conservatory.		
Application No:	APP/13/00865	Expiry Date:	04/11/2013
Applicant:	Mr Ranscombe	Team:	Team 1
Agent:	Mr Macpherson	Case Officer:	David Eaves
	BSNP		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Detached two-storey house in a small development of 6 houses. Land slopes north to south.
- 1.2 To the rear of the property in the adjacent garden is a large TPO'd Alder Tree. This is located approx 9.5m from the rear wall of the existing property.

2 Planning History

APP/12/00292 Reserved matters application for construction of 5No. 4 bed houses (plots 1-5) with new access to Mountbatten Drive, relating to appearance, landscaping and scale following Outline Permission 08/72338/002. Permitted August 2012

08/72338/002 Outline application for 6No. houses with new access to Mountbatten Drive. (Revised application.) Permitted September 2010

3 Proposal

Rear Conservatory

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

- CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
- CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

The proposed conservatory is potentially going to impact on the RPA of the adjacent off site tree.

Condition - Demonstrate that the conservatory does not impact on the tree and provide Arboricultural Method Statement.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 15

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact on the character and appearance of the area
- (iii) Impact on neighbours residential amenities
- (iv) Impact on protected tree

(i) Principle of development

7.2 The proposal is for a modest extension to a new property within the built up area and is considered acceptable in principle subject to other development control criteria.

(ii) Impact on the character and appearance of the area

7.3 The conservatory is to the rear of the property and would not be readily visible from public vantage points. Given its modest scale and height it is not considered that the conservatory would have a significant impact on visual amenities.

(iii) Impact on neighbours residential amenities

7.4 The conservatory would be set off the boundaries of neighbouring residents by more than 4m. There is a 1.8m fence to boundaries. It is not considered that the proposal would lead to an unneighbourly impact on adjacent residents.

(iv) Impact on protected tree

7.5 The proposal has been assessed by the Council's Arboricultural Officer in relation to the impact on a protected alder tree which is located in the garden of the adjacent property. Subject to a suitable condition the impact of the development on the adjacent tree is considered acceptable.

8 Conclusion

- 8.1 In conclusion, the proposed conservatory is considered to be acceptable in principle, would not be harmful to neighbours residential amenities and can be erected without harm to the nearby protected tree.
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9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00865

(A) subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used for the brickwork and window/door frames shall match in type, colour and texture those on the existing building.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The development hereby permitted shall not commence unless and until an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. This method statement shall demonstrate clearly the impact of the development on the adjacent Alder tree which is subject to a Tree Preservation Order and indicate any mitigation methods that may be required to ensure the short and longer term health of this important tree. The development shall thereafter be carried out in accordance with the approved details.
Reason: To ensure the protection of an important tree in the interests of the character and visual amenities of the area having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan Drawing No. 407/11a
Site Plan Drawing No. 407/12
Boundary and Tree Positions Drawing No. 407/03
G/Floor Plans Existing Drawing No. 407/01
West Elevation - Existing Drawing No. 407/07
North Elevation - Existing Drawing No. 407/05
G/Floor Plans - Proposed Drawing No. 407/02
South Elevation - Proposed Drawing No. 407/10

West Elevation - Proposed Drawing No. 407/08
North Elevation - Proposed Drawing No. 407/06
Roof Plan & Section 'A-A' Drawing No. 407/04

Reason: - To ensure provision of a satisfactory development.